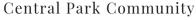
31 JENSCOTT PRIVATE





FEATURING

2 BEDROOMS 2 BATHROOMS 1 CAR GARAGE

WELL UPDATED OPEN LAYOUT CENTRAL LOCATION PEACEFUL BACKYARD

LOT SIZE: 14.98 ' X 77.94 '

BRIGHT & SUNNY TOWNHOME

Centrally located 3 storey townhome

Elegant curb appeal, full front brick & stone exterior, arched entryway & single car garage. Flexible open concept layout includes large living room, dining area & lovely kitchen with eat in space, dark espresso cabinetry, granite countertops, upgraded full wall pantry and breakfast bar with overhang seating.

Top floor hosts both bedrooms including principal retreat with generous walk-in closet, serene full bathroom with separate shower, soaker tub & skylight addition & convenient laundry. Ground level features additional living space with cozy gas fireplace, full bathroom with tub/shower combo, access to unfinished basement, storage room & walk out to backyard oasis, fully fenced with stone patio & beautiful gardens.









PROUDLY BUILT IN 2010 BY

ashcroft

SPACIOUS DESIGN

Open concept kitchen, dining & living areas

Bright & clean

Large windows welcoming plenty of sunlight Dark hardwood flooring in dining & living areas Sizeable kitchen with plenty of storage space

- Dark espresso shaker style cabinets
- Cool toned granite countertops
- Tile backsplash
- Breakfast nook
- Upgraded full wall pantry cupboards
- Breakfast bar with overhang seating
- Stainless steel appliances all included Ground level floor features:
- Bonus living space with cozy natural gas fireplace & carpet for added comfort
- Full bathroom
- Access to backyard, garage & storage room Fully fenced peaceful backyard with stone patio and beautiful gardens











RELAX & UNWIND

Upper level is tranquil & spaciously designed

- Top floor hosts both bedrooms including generous principal retreat with large walk-in closet, serene full bathroom with separate shower, soaker tub & skylight addition
- Conveniently located laundry
- Carpet flooring for added comfort







INCLUSIONS

Kitchen appliances: refrigerator (2020), stove (2010), dishwasher (2010), hoodfan (2010), microwave (2021) Washer & dryer (2018) All light fixtures Bathroom mirrors Alarm System (DSC Power Series \$25/month) Auto garage door opener & remote Window blinds Window curtain rods

EXCLUSIONS

Window curtains

IMPROVEMENTS

- Wifi thermostat for Furnace/AC
- Wifi garage door opener
- Skylight (bathroom)

APPROXIMATE UTILITY COSTS

Natural Gas (Enbridge): \$68/month Electricity (Hydro Ottawa): \$97/month Water & Sewer (City of Ottawa): \$54/month Hot water heater, Reliance - rental: \$36/month Property taxes \$4,180 / 2021







IN THE HIGHLY SOUGHT AFTER COMMUNITY OF

Central Park

Nestled in quiet & walkable neighbourhood steps away from parks, shops, restaurants, public transit & perfectly connected to biking/walking trails & the Experimental Farm. Easy access to 417 & quick commute throughout city.







PRIVATE STREET

Association Fees

- Private Street Fee: \$72/month
- Fee covers:
 - Management fee
 - Snow removal
 - Road maintenance







